

**PLANNING BOARD**  
**Meeting Minutes**  
**Tuesday, May 17, 2011**  
**Town Hall, 120 Main Street**  
**7:00 PM**

1 Present: T. Seibert, R. Glover, M. Colantoni, J. Simons, R. Rowen

2 Absent: C. LaVolpicelo

3 Staff Present: J. Tymon, J. Enright

4 Meeting began at 7:00

5 **POSTPONEMENT**

6 CONTINUED PUBLIC HEARING: 1679 Osgood Street, Definitive Subdivision for 8 single-family  
7 residential lots within the R-3 District, submitted by GMZ Realty through July 30, 2011.

8  
9 CONTINUED PUBLIC HEARING: 288 Sutton Street "Mathews Way" Proposal of a Five (5) Lot  
10 Definitive Subdivision through June 30, 2011.

11  
12 CONTINUED PUBLIC HEARING: 288 Sutton Street Frontage and Lot Width Exception Special Permit  
13 through July 29, 2011.

14  
15 **BOND RELEASE**

16 L. Minicucci, Jr. is requesting a \$15,000 site opening bond be release for the Autumn Chase subdivision  
17 located at Molly Town Road and Summer Street.

18 J. Tymon: Louis Minicucci has sold his interest in this property. There are plenty of bond funds for the  
19 property with the current owner. The site is being monitored.

20 **MOTION**

21 A motion was made by R. Rowen to release the \$15,000 site opening bond plus any accrued interest. The  
22 motion was seconded T. Seibert. The vote was unanimous.

23  
24 **PUBLIC HEARINGS**

25 NEW PUBLIC HEARING: Brooks School: Proposed new 20-22 room dormitory with a faculty  
26 apartment embedded in the dormitory and two attached residences of approximately 3,400 square feet  
27 each.

28 J. Tymon: The applicant presented their civil and architectural plans at the last meeting. The project has  
29 been advertised and abutters have been notified.

30 John Trovage, Director of Facilities Brooks School: Showed the proposed location of the new dormitory  
31 in relation to Great Pond Road, the lake, and abutters. The location is approximately 1,300 feet from the  
32 water's edge. There will be perimeter drains that will pump to the stormwater system.

33 J. Simons: Commented for the record that because the applicant presented last month that the Board had  
34 heard much of what was discussed at the last meeting.

35 **MOTION**

36 A motion was made by R. Rowen to close the Public Hearing. The motion was seconded by T. Seibert.  
37 The vote was unanimous.

38 A draft decision was handed out to be reviewed.

39 **MOTION**

40 A motion was made by R. Rowen to approve the Site Plan Review for the Brook School new dormitory at  
41 1160 Great Pond Road, as amended this evening. The motion seconded by T. Seibert. The vote was  
42 unanimous

43  
44 NEW PUBLIC MEETING: 16 Berry Street: Proposal of an 11-lot Preliminary Subdivision plan on a  
45 27.6 acre parcel.

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46 J. Tymon: This is an eleven lot subdivision with a cul-de-sac off Berry Street that provides frontage for  
47 three lots. The remaining eight lots have frontage on Berry Street. There is National Heritage property  
48 along with wetlands and vernal pools on the lot. There have been discussions between the applicant the  
49 Town staff. There also has been some preliminary review with DPW and discussions regarding extending  
50 the sewer line from Rt. 114 to Berry Street and installing a pumping station on the lot. There is standard  
51 infiltration proposed. They have received a letter of map amendment from FEMA that is still valid. The  
52 applicant is proposing a 22 foot pavement width. The DPW would like to coordinate the planned paving  
53 of Berry Street with the developer's sewer line work. Some abutters have come to the office to review the  
54 plans and they have expressed concern with the narrowness of Berry Street and the traffic on Berry Street.  
55 Cal Goldsmith, GPR Engineering: Provided history of a couple of prior plans that have been discussed  
56 for this property. Reviewed the lot layout of the current proposal, pond locations, vernal pool, cemetery,  
57 and wetland locations.

58 R. Rowen: Does this build out the lot of buildable area?

59 C. Goldsmith: No. Indicated where a couple of house lots could be put. Did not think another cul-de-sac  
60 would be worth the expense involved.

61 R. Rowen: What are the lot sizes?

62 C. Goldsmith: 25K to 30K sq ft. The remaining parcel of land is approximately 16 acres.

63 C. Goldsmith: Reviewed the proposed sewer system design, pump station, roadway width and cul-de-sac  
64 design.

65 J. Tymon: Did the DPW have any issues with drainage onto Berry Street

66 C. Goldsmith: They do not want drainage onto Berry Street.

67 J. Simons: Requested that a few stakes be put on the site to mark where the road is, where the cul-de-sac  
68 is, and one at the edge of the first lot.

69 T. Seibert: Asked if set backs are met from Fern Street (paper street).

70 C. Goldsmith: They are met.

71 Abutters:

72 Will Edwards, 90 Windsor Lane: Questioned why Margaret Circle going to be a public way as opposed  
73 to a private way. Windsor Lane is an 11 lot development and it is a private way

74 J. Simons: If you are on a road that was built to town specifications and it was part of a subdivision that  
75 was approved by the Planning Board you can petition for it to become a public way. Talk to J. Tymon  
76 about the procedure.

77 W. Edwards: Questioned why lots 10 and 11 included in the subdivision if they already have houses on  
78 them.

79 C. Goldsmith: Explained that because those houses exist on the same parcel and they will now be placed  
80 on individual lots.

81 W. Edwards: Berry Street is only 20 feet wide in the best places which is near lots 1 and 2. Near lots 10  
82 and 11 the paved area is only 19 or 20 feet wide.

83 J. Simons: Berry Street is a public way and owned by the town, not the developer. The Planning Board  
84 is not allowed to have a developer create a public benefit that is outside the scope of their property. They  
85 are not required to make offsite improvements to the property. For the new lots being created, the people  
86 have to be able to access those lots satisfactorily.

87 W. Edwards: Since it is going to be repaved anyway is it possible to work with the developer to pull the  
88 field stones along the road back a little bit so that when the road is plowed in the winter the width can be  
89 maintained better. Also, if some drainage could be put in on the road along the street where lots 10 and  
90 11 are it would be helpful.

91 R. Rowen: the developer is not required to cure an existing problem.

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92 C. Goldsmith: We plan to work with the DPW during this project and if there is something easily done or  
93 required we would certainly do it.

94 W. Edwards: Requested that when sizing the sewer system they take into consideration that maybe the  
95 Windsor Lane development could be tied into it in the future.

96 Jeff Moon, 141 Berry Street: Expressed concern with the width of Berry Street and how the traffic will be  
97 impacted during the construction. Also asked what the size of the homes will be.

98 C. Goldsmith: There are maximum limits that we will not be building to. The homes will be sized for the  
99 market that is selling. They will not be massive or be unusually small.

100 J. Simons: Any construction in the right-of-way will be done in such a way that it minimizes the impact  
101 to neighbors.

102 J. Moon: Also requested that the sharp turn on Berry Street be looked at and possibly eased. This request  
103 was supported by W. Edwards.

104  
105 **DISCUSSION**

106 **New England Cingular (AT&T)**: Pre-application discussion regarding existing permit extension and  
107 proposed addition of three new long term evolution (LTE) antennas at 300 Chestnut Street.

108 J. Tymon: Applicant has filed all documentation required for the renewal and word like to discuss with  
109 the Board the requirements for the permit for the new antennas. They also would like to know if we are  
110 going to require an outside consultant review and a structural analysis.

111 Susan Roberts, Representing AT&T: AT&T is one of the co-locators on the existing tower. In 2006 we  
112 were originally permitted for installation of twelve antennas but we have only installed six antennas. In  
113 October of 2009 there was a renewal application for the special permit approved. About two weeks ago  
114 we filed a special permit renewal application and would like to speak to the Board about proceeding with  
115 a modification application because now we want to add three more antennas, for a total of nine. The  
116 question is do we need to file a modification application or can we install the three antennas as of right?  
117 If you do want us to file a new application for a modification can we waive site plan review and address a  
118 few other waivers? The Tower is owned by SBA Properties and they will be doing a structural analysis.  
119 We have a RF report, Noise report, and Affidavit currently being worked on.

120 M. Colantoni: Are you adding any base station equipment?

121 S. Roberts: There will be associated equipment added.

122 R. Rowen: Is this additional ground equipment included in the original approval when you were  
123 approved for the 12 antennas.

124 S. Roberts: There is a constant evolution of technology and equipment. We like to reserve the  
125 opportunity to add/swap over time.

126 M. Colantoni: My only concern is that there is room for the equipment and the safety is maintained  
127 around it and that the emissions report is an aggregate report that includes the additional antennas.

128 R. Rowen: There is existing service and coverage. The coverage isn't going to be improved but there is a  
129 gap for the capability.

130 M. Conantoni: The gap is 4G capability.

131 J. Simons: The conservative approach is to do the most comprehensive thing. We will do a full and fair  
132 hearing.

133 S. Roberts: Do we have to go through site plan review? We wanted to waive the requirement for site  
134 plan review.

135 J. Simons: There is only one permit you have to go through. There is nothing in this that would trigger  
136 site plan review. Request any other waivers as part of your application.

137 J. Tymon: We do want an outside consultant review.

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**858 Great Pond Road—Watershed Special Permit.** Change in construction plans to add a second story to an existing dwelling unit at 858 Great Pond Road. Applicant now plans to demolish current structure and rebuild using existing foundation.

**J. Tymon:** 858 Great Pond Road received a Watershed Special Permit on March 15, 2011 to add a second story to an existing home, an addition to the back and an expansion to the garage. The applicant is here tonight to request a modification to that special permit. The builders the applicant has spoken to have all recommended to them that it would be better to demolish the home. We have received a letter from their engineer stating that there are no changes to the design features, the foundation, the erosion control location, and the site grading and drainage mitigation will remain the same. There will be different excavation activity and construction equipment required onsite.

**David Tracy,** Applicant: Originally planned to take off the roof and to use the main floor of the building. When we sent the project out for bids all three of the builders said that it wasn't reasonable to keep the first floor structure and it would make more sense to go down to the floor joice and the sub-floor and build up from there with new construction. It would make for a more sound and more secure building.

**J. Tymon:** Conservation has said that they don't need to change where they are placing their erosion control, the grading doesn't change, there is plenty of room for soil stock piling, the roof runoff with be the same, and there is the same basic square footage.

**MOTION**

A motion was made by R. Glover to waive a formal modification and have the Town Planner change the language to reflect complete demolition down to the floor joice as it doesn't have any material impact. The motion was seconded by R. Rowen. The vote was unanimous.

**Town Meeting Warrant Articles:**

**Article 39. Authority to Dispose of Interest in Land (Rear of Chickering Plaza).** To see if the Town will vote to transfer the care, custody and control of the interests of the Town in the way or paper street portion (plus or minus 1,000 sq ft) of the property known as Bunkerhill Street, which is appurtenant to the Town's ownership interest in the property at 200-203 Bunkerhill Street, shown on Assessors Map 84, Parcel 14 , to the Board of Selectmen for disposition and to authorize the Board of Selectmen to dispose of the interests of the Town in said way or paper street (at the rear of Chickering Plaza) upon terms and conditions that the Board of Selectmen deem to be in the best interest of the Town, even if the Town receives no consideration therefor;

Or to take any action relative thereto

**Board of Selectmen**

**RECOMMENDATION: ☐Favorable      ☐Unfavorable**

**The Board recommended that a meeting be held prior to Town Meeting to discuss this Article.**

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**MEETING MINUTES**

**MOTION**

A motion was made by R. Glover to approve the meeting minutes for the Planning Board meeting held on May 3, 2011. The motion was seconded by T. Seibert. The vote was unanimous.

**MOTION**

A motion was made by R. Rowen to adjourn the meeting. The motion was seconded by M. Colantoni. The vote was unanimous.

The meeting adjourned at 8:22 PM.

Meeting Materials: 5/17/2011 Agenda, Louis Minicucci, Jr letter dated April 27, 2011, Draft Decision -- Brooks School, Elevation Plans – Brooks School (A 201, A 202), Annual Town Meeting Warrant, Planning Board Report dated 5/4/2011, Summary memo from J. Tymon date 5/5/2011 re: preliminary subdivision plan 'Margaret Circle' off Berry Street, Proposed Preliminary Subdivision Plans for Margaret Circle (16 Berry Street), Letter from Jack Sullivan re: 858 Great Pond Rd dated 5/1/2011, Anderson & Kreiger LLP memo dated 5/6/2011 re: renewal and extension of the Site Plan Special Permit for its co-located wireless communication facility located at 0 Chestnut St (a/k/a 300 Chestnut St), R. Santilli email dated 5/4/2011 re: Article 39, meeting minute draft for 5/3/2011.